

EXHIBIT B

**Serrano Village J7 Frontage Improvements
Engineer's Opinion of Probable Construction Costs**

Job number: 2677.233
 Date: 9/2/2020
 Plan Set Date: Offsite Improvements Exhibit 09/02/2020
 Prepared by: DDS
 Reviewed by: DDS

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Item No.	Item Description	Quantity	Unit	Unit Price	Total Amount
GRADING					
1	Clear and Grub	0.18	AC	\$1,800.00	\$324.00
2	Street Excavation	360	CY	\$17.20	\$6,192.00
Grading Subtotal					\$6,516.00
STREET IMPROVEMENTS					
3	4.5" A.C.	3,713	SF	\$3.40	\$12,624.20
4	16" A.B.	3,713	SF	\$3.60	\$13,366.80
5	Type 2 - Vertical Curb & Gutter	507	LF	\$22.50	\$11,407.50
6	Concrete Sidewalk (4"PCC/4"A.B.)	2,978	SF	\$5.75	\$17,123.50
Street Improvements Subtotal					\$54,522.00
Total Hard Cost					\$61,038.00
SOFT COSTS					
A	Bond Enforcement Costs	2%			\$1,220.76
B	Construction Staking	4%			\$2,441.52
C	Construction Management & Inspection	10%			\$6,103.80
D	Contingency	10%			\$6,103.80
Subtotal Soft Cost					\$15,869.88
Total Estimated Cost					\$76,907.88

In providing construction cost estimates, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's construction cost estimates are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's cost estimate.

R.E.Y. Engineers, Inc.



9/2/2020
Date